

**CITY OF REDMOND  
DESIGN REVIEW BOARD**

January 19, 2017

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

**BOARD MEMBERS PRESENT:** David Scott Meade, Craig Krueger, Henry Liu and Kevin Sutton

**EXCUSED ABSENCES:** Renard Mun and Zoi Karagouni

**STAFF PRESENT:** Gary Lee and Sarah Pyle

**RECORDING SECRETARY:** Susan Trapp *with* Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

**CALL TO ORDER**

The Design Review Board meeting was called to order by Chairman Meade at 7:00 p.m.

**MINUTES**

**IT WAS MOVED BY MR. KRUEGER TO APPROVE THE MEETING MINUTES OF NOVEMBER 3, 2016 AND SECONDED BY MR. SUTTON. MOTION APPROVED (4-0).**

**IT WAS MOVED BY MR. SUTTON TO APPROVE THE MEETING MINUTES OF DECEMBER 1, 2016 AND SECONDED BY MR. KRUEGER. MOTION APPROVED (4-0).**

**APPROVAL**

**LAND-2016-00733, Woodrun Phase II**

**Description:** Construction of nine townhouse units (three buildings), parking access, and utilities

**Location:** TBD (parcel number: 7200002050)

**Contact:** Patricia McPherson *with* Woodrun Townhomes, LLC

**Prior Review Date(s):** 06/15/16

**Staff Contact:** Sarah Pyle, 425-556-2426 or [svanags@redmond.gov](mailto:svanags@redmond.gov)

Ms. Pyle said this is a project proposing nine townhome units. The site is heavily constrained and the orientation of the buildings are designed to have the least impactful to the R-1 zone that is adjacent to this project. Staff recommends approval.

Mr. Stannard explained that the buildings were redesigned to provide more sunlight to the units. He showed slides highlighting the adjustments made to address the board's feedback from the previous meeting. The parking spaces were changed to align with the units instead of in a row. There is more play area and all units have a view of this area. Additional picture frame windows were added. The soffits are the same color as the roof.

### **COMMENTS FROM THE BOARD**

**Mr. Liu:**

- Asked about the windows comment from the previous meeting and Mr. Stannard responded that new windows were added and showed the rendering that included the windows.

**Mr. Sutton:**

- Feels the two top elevations need a change in color to distinguish them from each other.

**Mr. Krueger:**

- Feels the roof supports should be painted the same color as the soffit. Mr. Stannard showed the renderings that show this has been done.

**IT WAS MOVED BY MR. KRUEGER TO APPROVE LAND-2016-00733, WOODRUN PHASE II WITH STANDARD CONDITIONS AND SECONDED BY MR. LIU. MOTION APPROVED (4-0).**

### **APPROVAL**

**LAND-2016-01082, Modera**

**Description:** Five story multi-family development

**Location:** 8707 161<sup>st</sup> Ave NE

**Contact:** Sean Hyatt with Mill Creek Residential Trust

**Prior Review Date(s):** 10/20/16

**Staff Contact:** Gary Lee, 425-556-2418 or glee@redmond.gov

Mr. Lee stated that the brick cladding is the only approval condition recommended. There were some minor deviations that were approved earlier.

Mr. Tiscareno stated that the SPE application has been completed for this project. The three deviations were adopted and will show two options for the ground floor finishes. He showed option 1 which is a cedar finish. The second option is a brick façade which is the City's choice. A weather protection roof overhang was extended. The fire marshal requested some changes to the project which have been accommodated.

### **COMMENTS FROM THE BOARD**

**Mr. Liu:**

- Feels the comments from the board at the last meeting were well addressed.
- Likes the brick on the ground floor.
- Was sorry to see the balconies had to be removed.

**Mr. Sutton:**

- Prefers the brick on the ground floor façade.

**Mr. Krueger:**

- Feels the brick façade works best on the ground floor versus the cedar option.

**IT WAS MOVED BY MR. SUTTON TO APPROVE LAND-2016-01082, MODERA WITH THE CITY'S REQUIRED BRICK EXTERIOR ON THE GROUND LEVEL AND WITH THE STANDARD CONDITIONS, SECONDED BY MR. KRUEGER. MOTION APPROVED (4-0).**

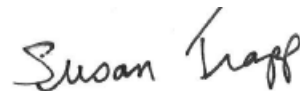
**ADJOURNMENT**

**IT WAS MOVED BY MR. LIU AND SECONDED BY KRUEGER TO ADJOURN THE MEETING AT 7:45 P.M. MOTION APPROVED (4-0).**

March 2, 2017

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**MINUTES APPROVED ON**



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**RECORDING SECRETARY**